

Beauregard Small Area Plan

Beauregard Small Area Plan – Community Meeting

December 12, 2011



- High Quality Building – Spaces
- Courtyards, Front Yards, Pocket Parks
- Pedestrian Connections
- Roof-top Gardens – Community Gardens
- Street Trees – Character
- Open Space – Open Space Programming
- Green Building
- Zoning



BEAUREGARD – Quality Building Design - Spaces

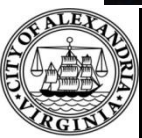


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BEAUREGARD – Front Yards – Courtyards



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BEAUREGARD | Proposed & Existing Open Space

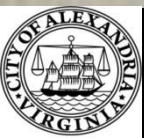


BEAUREGARD – Open Space (Upper JBG site)



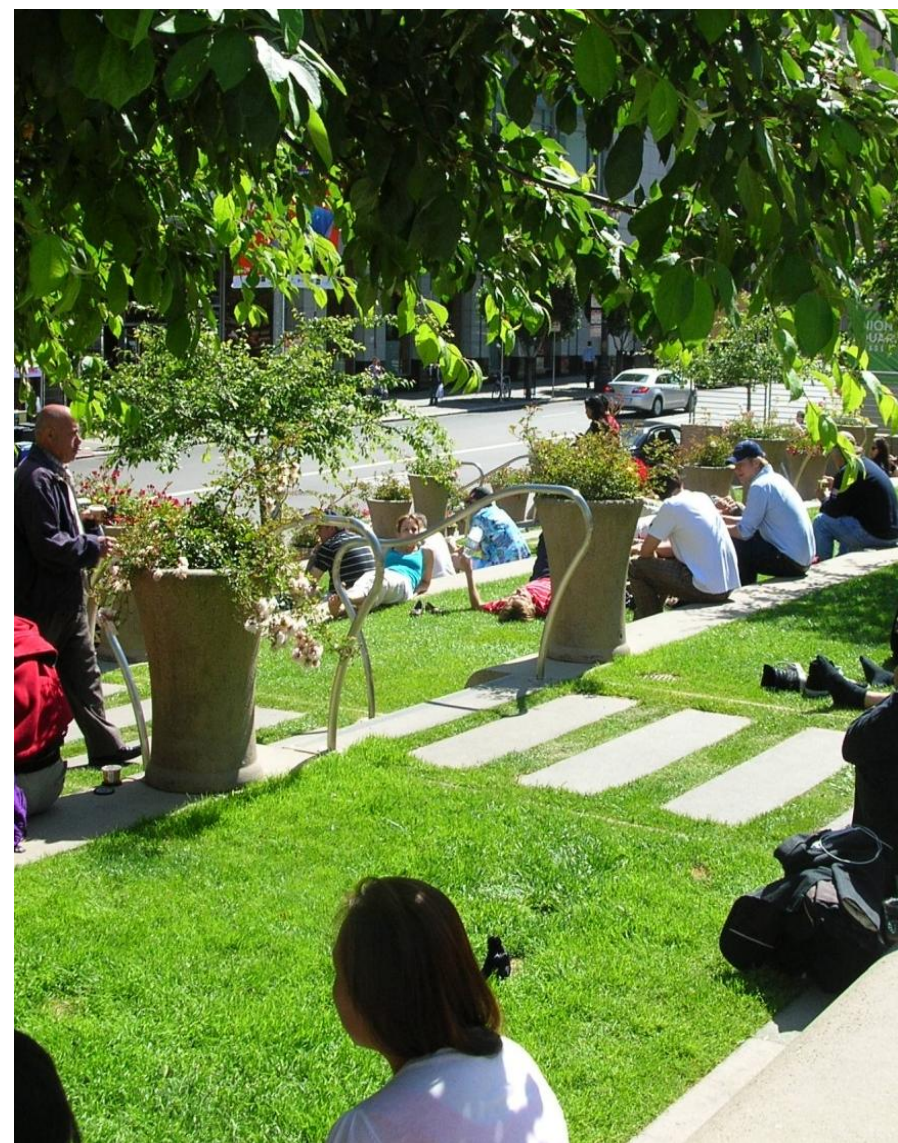
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BEAUREGARD – Roof-Top Open Spaces , Community Gardens



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BEAUREGARD – Open Space



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BEAUREGARD – Green Building Elements



BEAUREGARD – Retail



RES. OR OFFICE

LARGE FORMAT RETAIL



Transportation

Key Transportation Topics

- **Pedestrian connectivity**
- **Traffic Analysis**
- **Ellipse**
- **Kenmore / Library Lane improvements**
- **Beauregard Cross-section**
- **Van Dorn Street (north of Sanger Avenue)**
- **Local bus operations on Beauregard Street**
- **Parking requirements**
- **Phasing of improvements**

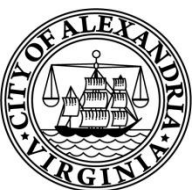
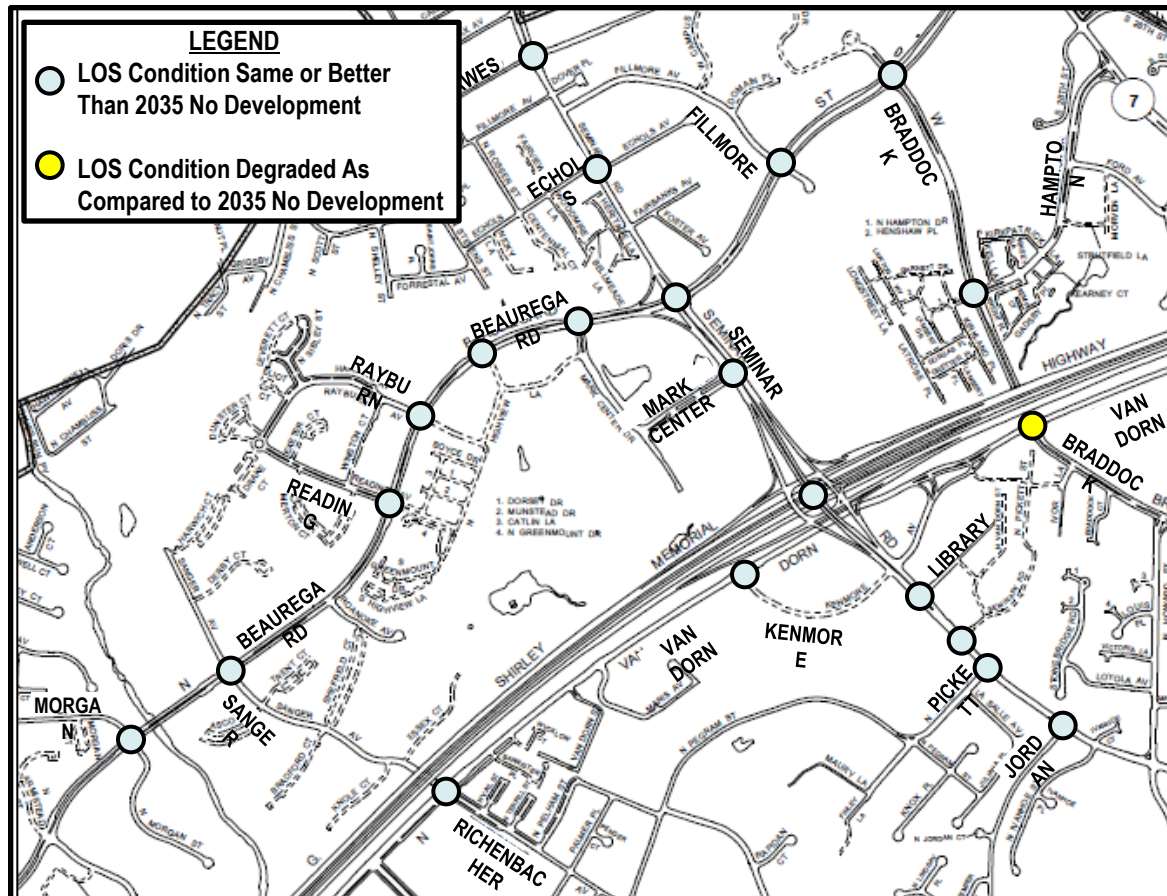


How will Pedestrians be accommodated on Seminary Road?

- Some improvements adjacent Hammond Middle School and Home Properties
- On North side, improvements to pedestrian ramps to be ADA compliant



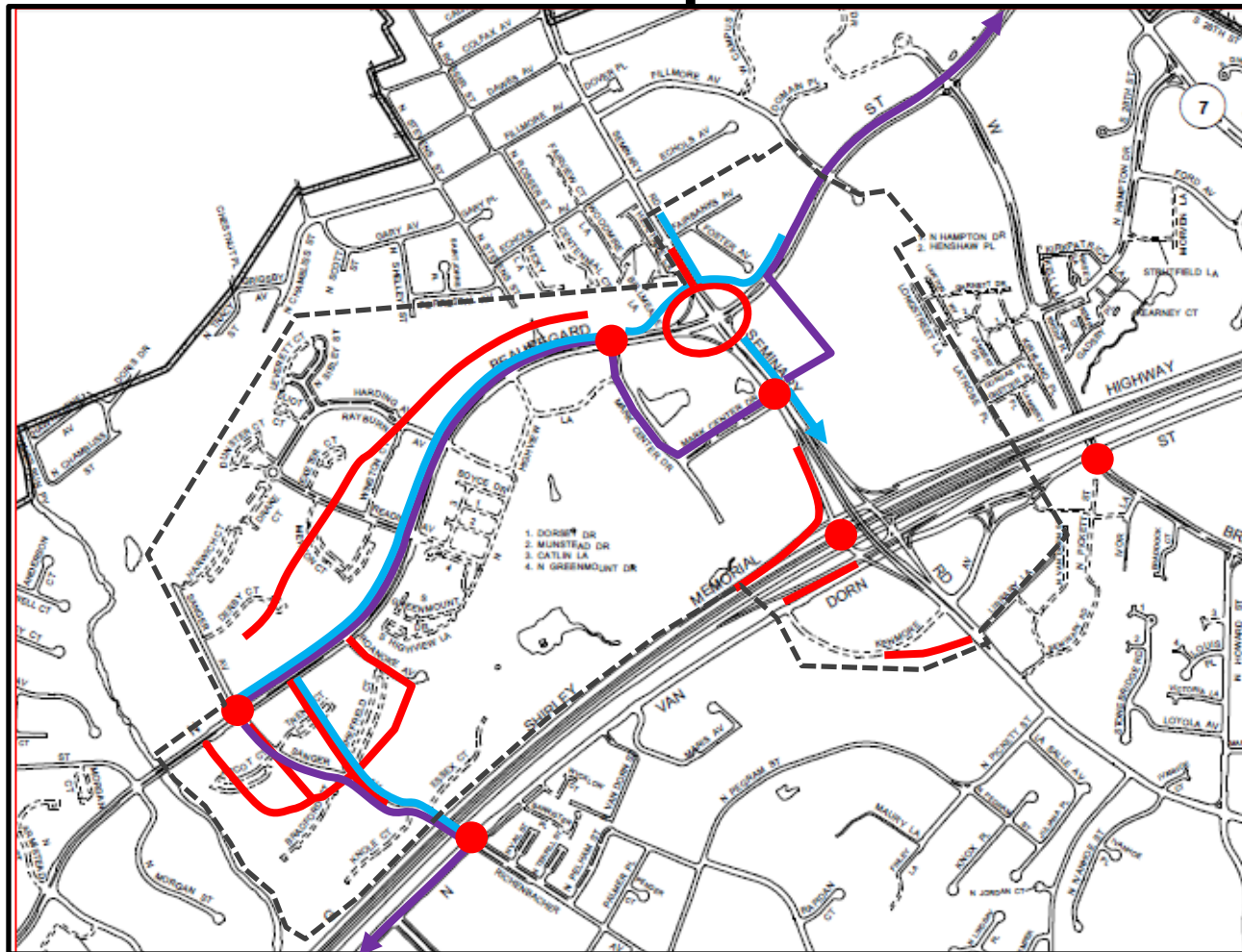
Why does Traffic Improve with the 2035 Development Scenario?



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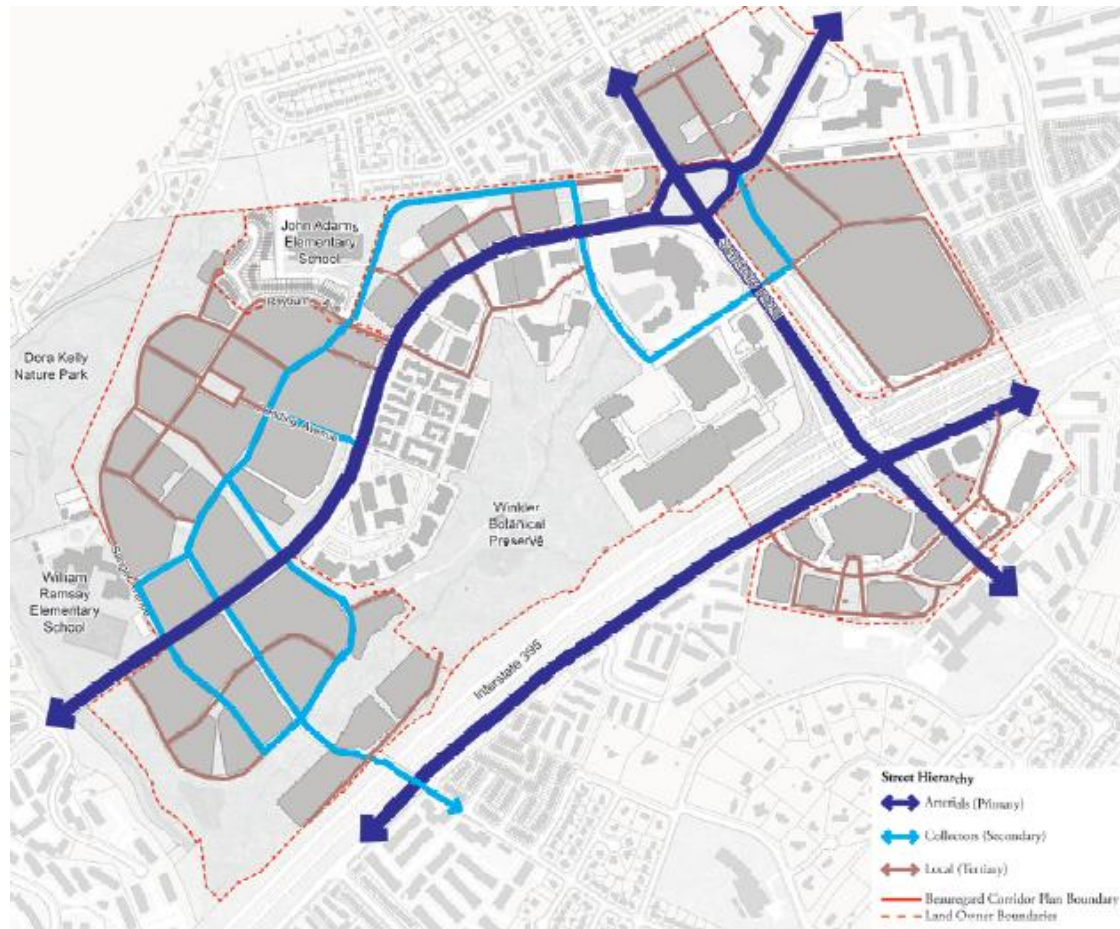
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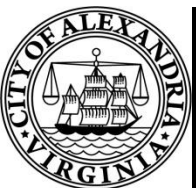
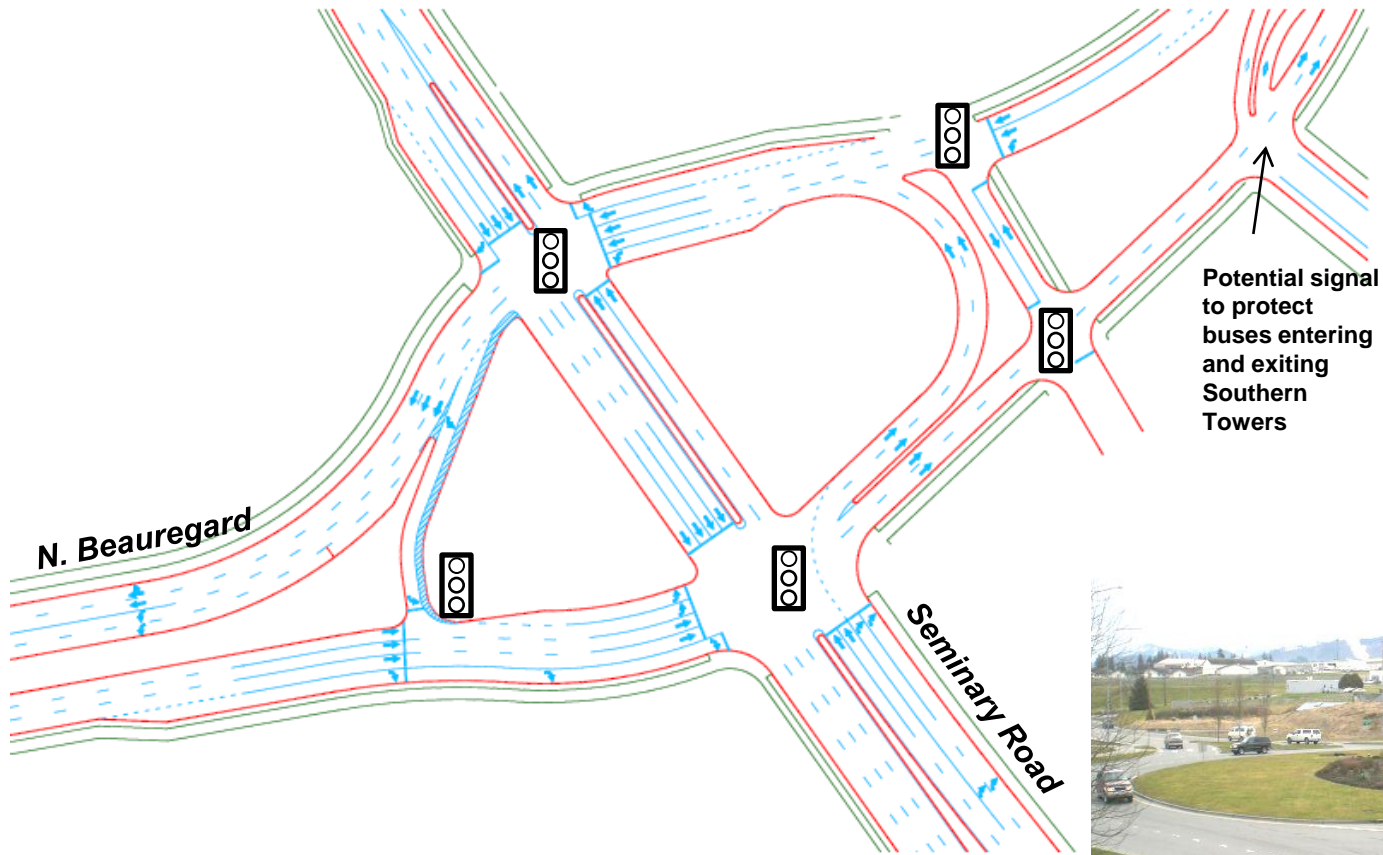
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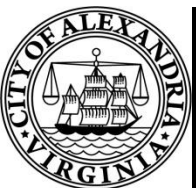
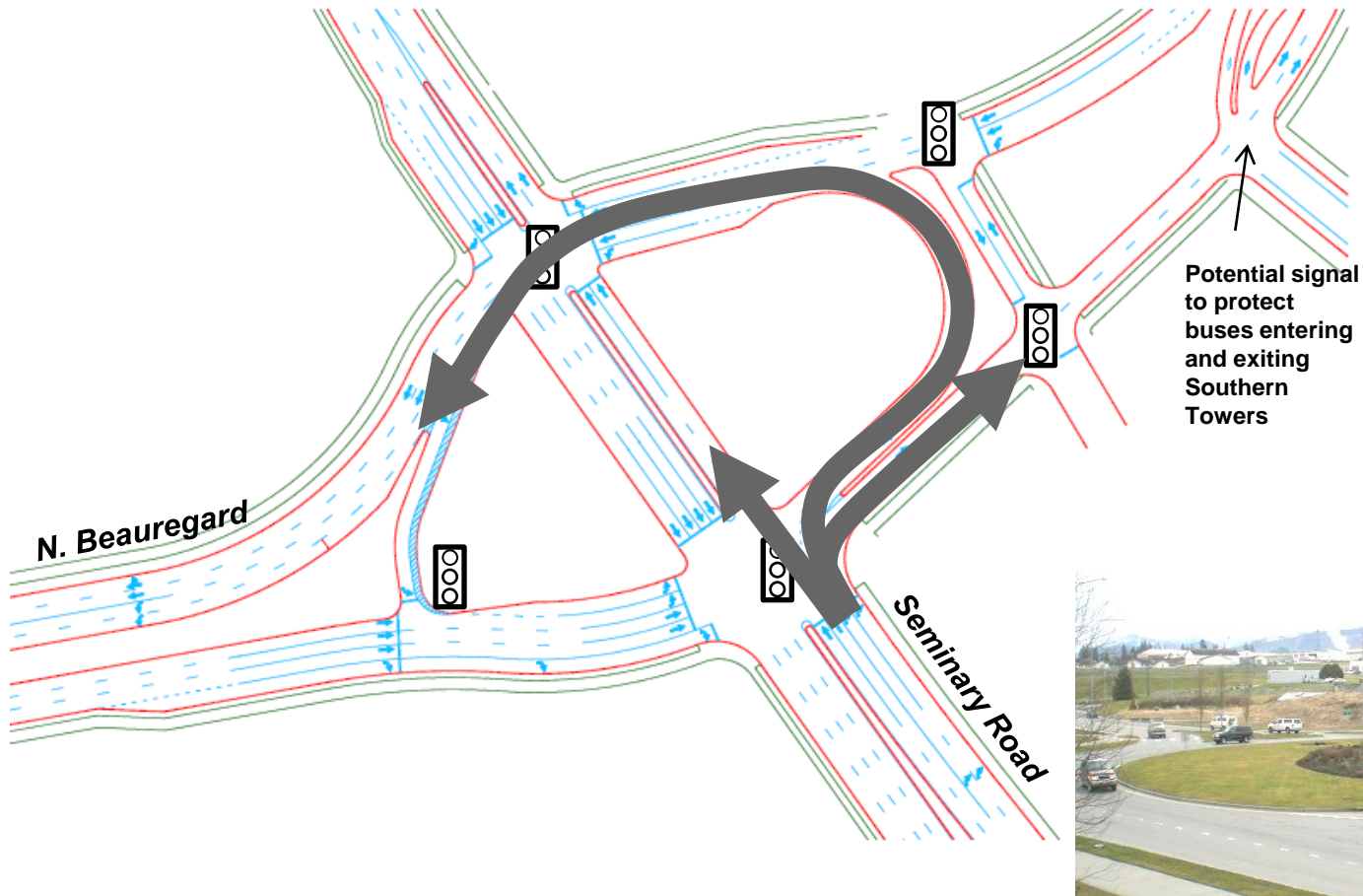
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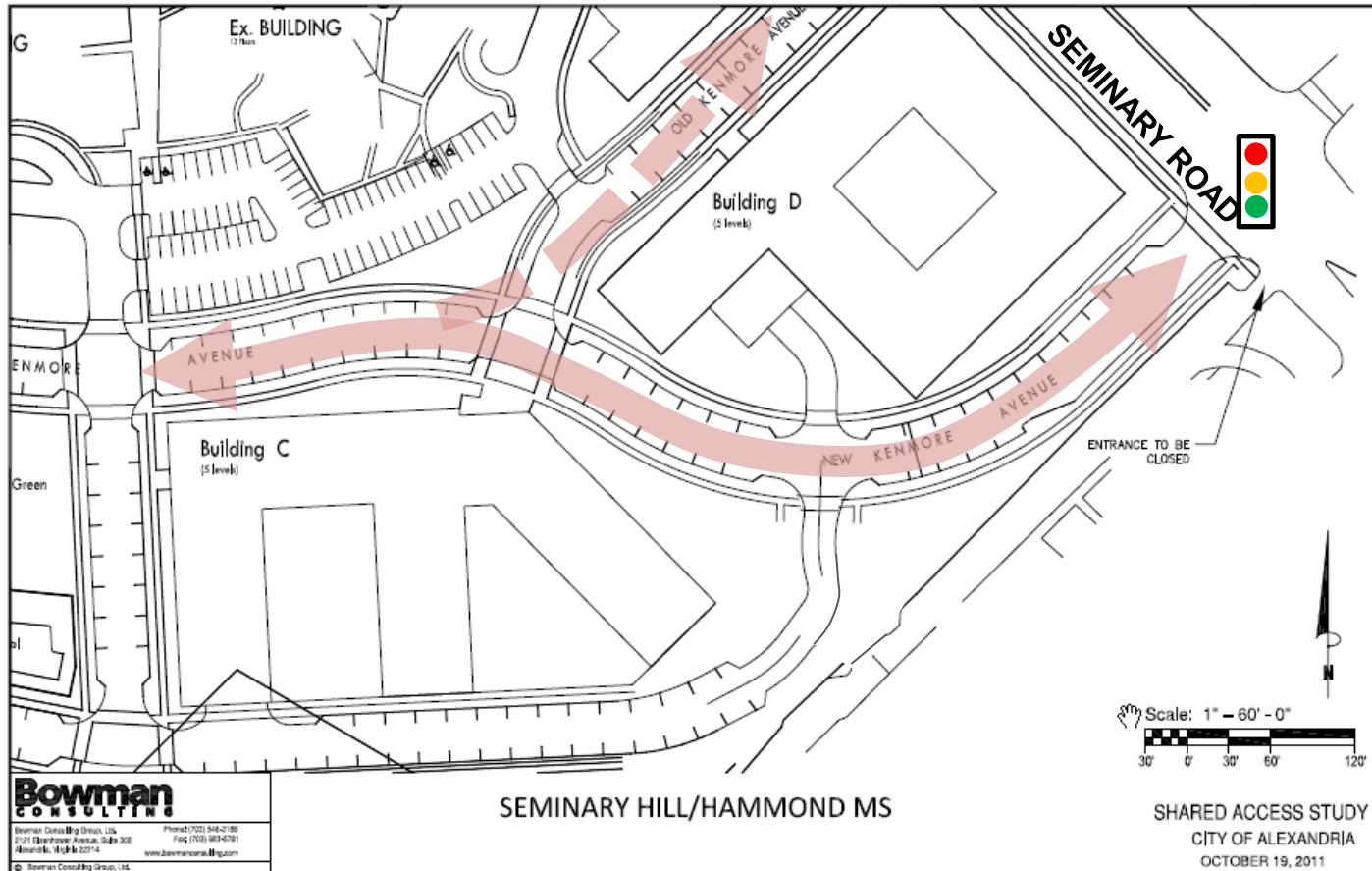
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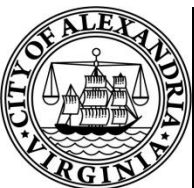
What is the proposed improvement at Kenmore / Library Lane?



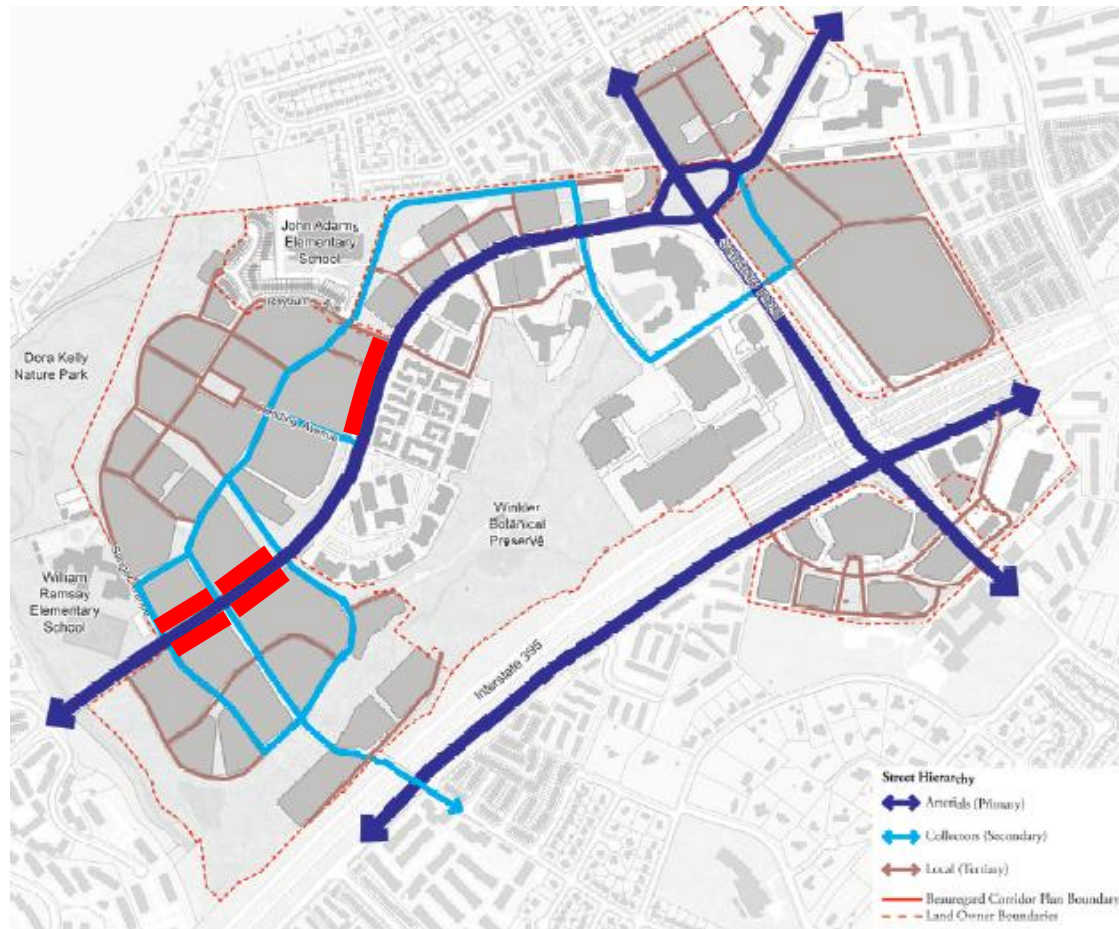
What is the proposed Right-of-Way along Beauregard Street?



- City is preparing cross-sections that will depict the right-of-way, to be included with Small Area Plan



What is the plan for parking on Beauregard St.?



- Parking is proposed in two areas along Beauregard St.



What are the impacts to Van Dorn Street north of Sanger Avenue?

- **As part of dedicated transit, no modifications are being proposed on this section of Van Dorn Street.**



How will local buses operate on Beauregard Street?

- **Some local buses may continue to use the outside lanes on Beauregard Street to serve local neighborhoods**
- **A service plan will be developed prior to implementation of the transitway**
- **Bus pullouts can be accommodated within the right-of-way**



What are the proposed parking requirements?

- All of the ratios being developed and will be included in the draft Small Area Plan.
- Parking ratios are being phased into pre and post transit scenarios.
- The City is looking at comparables as it develops the parking ratios.



Housing

Market affordable vs. committed affordable



Income eligibility
Rent controlled over time



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Calculating the cost of an affordable unit over 30 years

The value of the subsidy represents the difference between the potential revenue generated by a market rate unit and a comparable unit with rent that is maintained to be affordable to a specific income level (discounted to NPV), over time.

- 55% AMI \$173,427*
- 60% AMI \$139,855*
- 75% AMI \$103,360*
- 80% AMI \$76,663*

**Based on average rents for a range of unit sizes (efficiencies, one bedroom and two bedroom)*

Average cost to subsidize a committed unit = \$123,000



The 10% Target

- **10% of all new and redeveloped units (647)**
- **Approximately \$79.8 million required to achieve 10% target** *(please note that this number has been changed to correct a mathematical error from what was presented at the 12/12 City meeting)*
- **To be funded through (1) Developer Contributions to the Beauregard Public Amenities Fund, (2) Developer Voluntary Contributions for Affordable Housing (per the existing formula) which the City will reinvest within the Plan Area, and (3) other sources and tools to be facilitated by the City, in cooperation with the Developers.**



Public, Private and Non-Profit Partnerships



- Enhanced access to, and leverage of, a variety of funding sources, e.g., low income housing tax credits, foundation grants, etc.
- Management and operational efficiencies
- Opportunities for innovative design to create affordable units within mixed income development



Potential Preservation of Some Existing Housing



Cost savings of preserving an existing property is moderated by substantial renovations to extend functional building life (replace building systems; make other energy efficiency improvements) and to increase livability and/or accessibility



How set aside units function

- The developer provides the units and certifies the income qualification of tenants (City monitors)
- The terms and conditions (level of affordability/period) are established in the DSUP conditions and secured by a restrictive covenant
- The unit interiors have the same finishes
- “Mixed income”



Long Term Affordable Housing Plan vs. Interim Preservation Plan

- Long term plan will establish target and implementation strategy to achieve committed affordable housing in Plan Area when funds become available
- Interim preservation plan will create some level of affordability within remaining existing properties as demolition and redevelopment occur, but before funds are available to secure committed affordable units (details being worked out)
- Interim plan will address tenant relocation issues, including:
 - Income survey to establish eligibility
 - Potential preferences for relocation within Plan Area (e.g., long term residents/10+ years, elderly, households with children enrolled in elementary schools, households with a disabled family member)
 - Relocation assistance (financial assistance, referrals to other properties)



Questions

BEAUREGARD – Implementation

A. Transportation Improvements

1. Ellipse	\$ 29,310,704
2. Transitway for BRT	23,000,000
3. Other Transportation Improvements	501,600

Transportation Subtotal	\$ 52,812,304
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B. Fire Station Facility #211

\$ 9,256,025

C. Enhanced Landscaping and Streetscape for Beauregard Street

\$ 3,000,000

D. Athletic Field / Recreation Enhancements

\$ 8,150,500

E. Affordable and Workforce Housing

1. Public Amenity Contribution	\$ 22,426,504
2. Voluntary Formula Contribution Housing	25,817,136

Housing Subtotal	\$ 48,243,640
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F. Right-of-way Dedication for Transportation and Fire Station Land

\$ 18,046,718 ³

Total	\$139,509,187 ^{1,2}
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Notes:

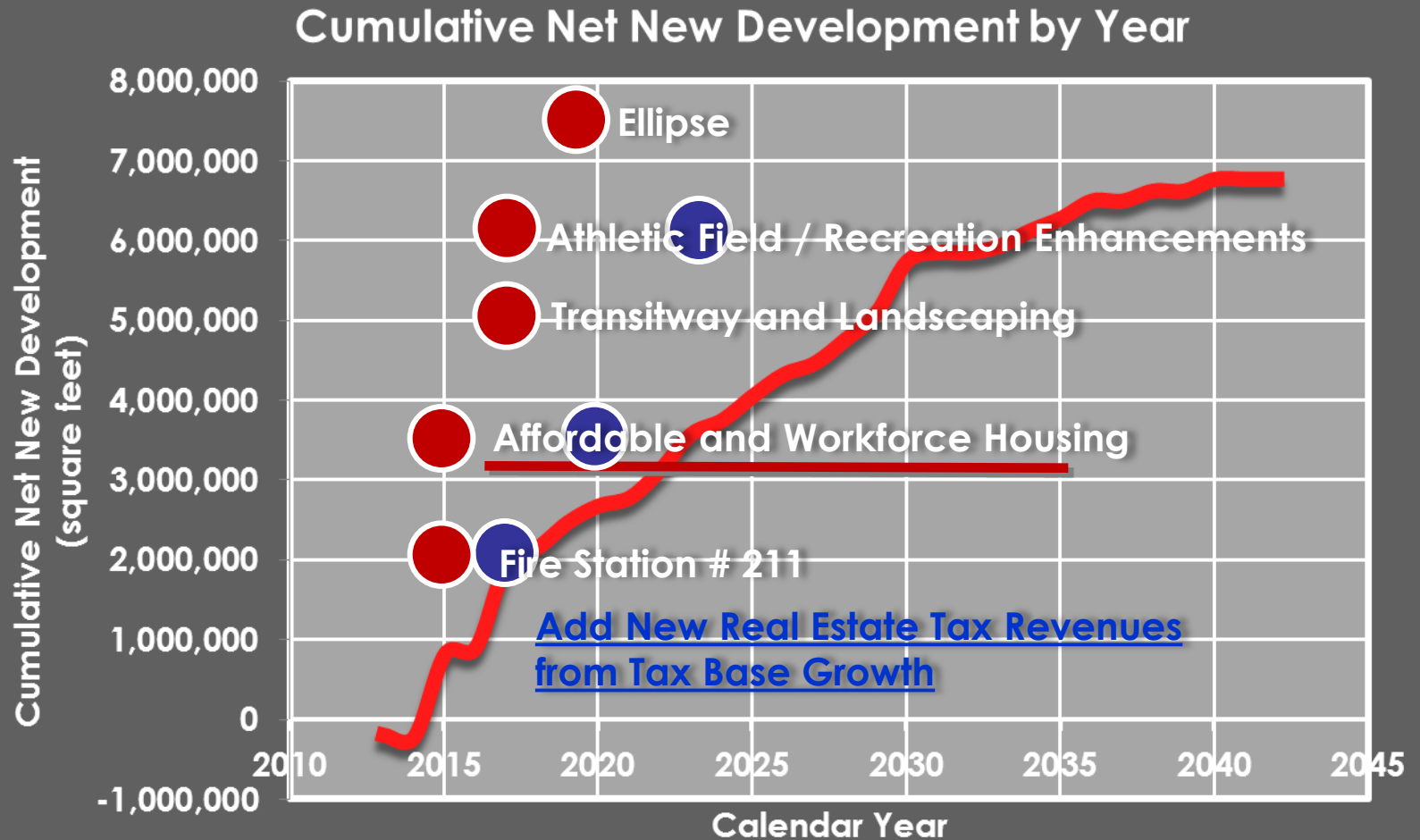
1. All costs in 2011 Dollars
2. Excludes developer-paid sanitary sewer tap fees
3. Represents in-kind non-cash contribution



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BEAUREGARD – Cash Flow Conundrum/Solution



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